Karen Johnson Davidson County
Batch# 739746 DEEDWARRSP
10/20/2021 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $592.00
20211020-0140545

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael D. Sontag, Trustee P.O. Box 1001 Mt. Juliet, TN 37121	Same	Part of 144 05 0 009 00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, LINDA W. DALE ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto MICHAEL D. SONTAG, TRUSTEE OF THE RADCLIFF DRIVE NOMINEE TRUST AGREEMENT DATED DECEMBER 10, 2015 ("**Grantee**"), his successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his successors and assigns, forever.

GRANTOR covenants and binds herself and her successors to warrant specially and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons claiming through and under Grantor but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 12th day of October, 2021.

Linda W Dale by Lezley H Dale her Attorney-in-Fact

LINDA W. DALE, by Lezley H. Dale, her Attorney-in-Fact pursuant to Durable Power of Attorney recorded April 22, 2019 as Instrument No.20190422-0036715

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lezley H. Dale, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and further acknowledged that she is the Attorney-in-Fact for Linda W. Dale, and she is authorized by Linda W. Dale to execute this instrument on her behalf.

WITNESS my hand, at office, this 12th day of October, 2021.

Notary Public

My Commission Expires:
3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $160,000.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2021.

Notary Public

My Commission Expires:
3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

BEING A TRACT OF LAND LYING IN THE 34th COUNCIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BEING BOUNDED ON THE WEST BY THE LANDS OF KINGS INVESTMENT COMPANY AS RECORDED IN INSTRUMENT NUMBER 20050317-0029630, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC,TN), BOUNDED ON THE NORTH BY THE REMAINING PORTION OF THE LANDS OF SAID ROBERT V. DALE ETUX, BOUNDED ON THE EAST BY THE LANDS OF RADCLIFF DRIVE NOMINEE TRUST AGREEMENT AS RECORDED IN INSTRUMENT NUMBER 20190422-0036716 (RODC,TN) AND BY THE LANDS OF SANCUARY TRUST AGREEMENT AS RECORDED IN INSTRUMENT NUMBER 20171031-0111431 (RODC,TN), AND BOUNDED ON THE SOUTH BY THE LANDS OF SANCUARY TRUCT AGREEMENT AS RECORDED IN INSTRUMENT NUMBER 20171031-0111431 (RODC,TN). TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 5/8" IRON ROD LYING AT THE WESTERLY R.O.W. TERMINUS OF ST. JAMES PLACE; THENCE ALONG A COMMON LINE WITH SAID SANCTUARY TRUST AGREEMENT AND SAID RADCLIFF DRIVE NOMINEE TRUST AGREEMENT, NORTH 39°01'58" WEST, 420.34 FEET TO AN EXISTING CONCRETE MONUMENT, THE POINT OF BEGINNING;

THENCE, WITH THE LINE OF SAID SANCTUARY TRUST AGREEMENT, SOUTH 07°46'40" WEST, 490.36 FEET TO AN EXISTING STONE;
THENCE, WITH THE LINE OF SAID SANCTUARY, NORTH 82°51'04" WEST, 160.75 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE, WITH THE LINE OF SAID KING INVESTMENT COMPANY NORTH 04°55'48" EAST, 498.52 FEET TO A SET IRON ROD;

THENCE WITH A NEW DIVISION LINE, SOUTH 85°04'18" EAST, 185.75 FEET TO A SET IRON ROD IN THE LINE OF SAID RADCLIFF DRIVE NOMINEE TRUST AGREEMENT; THENCE WITH THE LINE OF SAID RADCLIFF DRIVE NOMINEE TRUST AGREEMENT SOUTH 07°48'14" EAST, 15.02 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 86,916 SQUARE FEET OR 1.9953 ACRES, MORE OR LESS. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM.

BEING A PORTION OF THE LANDS OF ROBERT V. DALE AND LINDA W. DALE AS RECORDED IN BOOK 4247, PAGE 374 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAME ROBERT V. DALE BEING DECEASED.

Certificate of Authenticity

I, Lucretia Albert, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 12, 2021.

Date

Lucretia Albert

Affiant Signature

10/18/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of October, 2021.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022